

# Memorandum



**Date:** March 6, 2007

**To:** Honorable Chairman Bruno A. Barreiro and  
Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** Authorization to Secure Appraisal Services

Agenda Item No. 9(A)(17)(B)

## Recommendation

It is recommended that the Board approve the attached resolution authorizing the Miami-Dade Fire Rescue Department (MDFR) to secure appraisal services from independent appraisers with MAI (Member Appraisal Institute) or ASA (Accredited Senior Appraiser, American Society of Appraisers) professional designations, in accordance with established County appraiser selection procedures, for a period of three (3) years, not to exceed a total cost of \$100,000, on an as-needed basis, for the acquisition of property for fire rescue facilities.

## Background

Over the next several years, MDFR anticipates the need to seek appraisal services for the acquisition of several properties required for construction of new fire stations. Approval of this resolution will enable staff to secure appraisal services without seeking specific Board authorization for each individual project. The Board has previously approved blanket appraisal authorizations for MDFR, as well as for other County departments, including the General Services Administration, Parks and Recreation, and Water and Sewer Departments. Blanket authorizations enable appraisal services to be secured in substantially less time, which assist staff in conducting expedient negotiations with the private property owners and landlords.

County procedures are followed by soliciting competitive project-specific proposals from the County's approved appraisers list. Awards are made by the County's Appraiser Selection Committee, which is chaired by the General Services Administration. Property appraisers must meet multiple criteria to be awarded work: competitive pricing and reasonable time frames for completion of individual assignments; current professional designations (MAI, ASA); prior experience related to individual assignments; ability to produce work products in compliance with Uniform Standards of Professional Appraisal Practice (USPAP); and competent prior performance.

The approximate cost for each appraisal typically does not exceed \$5,000. Expenditures will be funded from various sources, including impact fees and the MDFR operating budget. Upon receipt of the appraisal, General Services Administration will commence negotiations with the owner(s) to determine a purchase price within the parameters of the appraisal(s). All contracts for the purchase of property will be presented to the Board for final approval.

A handwritten signature in black ink, appearing to read "Susanne M. Torriente", written over a horizontal line.

Susanne M. Torriente  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** March 6, 2007

**FROM:** Murray A. Greenberg  
County Attorney

A handwritten signature in black ink, appearing to read "Murray A. Greenberg", is written over the printed name.

**SUBJECT:** Agenda Item No. 9(A)(17)(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 9(A)(17)(B)  
03-06-07

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING THE MIAMI-DADE FIRE RESCUE  
DEPARTMENT TO SECURE APPRAISAL SERVICES FOR A  
PERIOD OF THREE (3) YEARS, NOT TO EXCEED A TOTAL  
COST OF \$100,000 ON AN AS NEEDED BASIS, FOR THE  
ACQUISITION OF PROPERTY FOR FIRE RESCUE FACILITIES**

WHEREAS, the Fire Chief has recommended that the Miami-Dade Fire Department secure appraisal services for a period of three (3) years, not to exceed a total cost of \$100,000 to evaluate the feasibility of acquiring various properties for Fire Rescue facilities,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that :

Section 1. The Board of County Commissioners does hereby authorize the Miami-Dade Fire Rescue Department to secure appraisal services for a period of three (3) years, not to exceed a total cost of \$100,000 on an as needed basis, for the acquisition of property for Fire Rescue facilities, authorizing due diligence analysis, related studies and other such services as may be necessary to evaluate the feasibility of acquiring various properties for Fire Rescue facilities.

Section 2. This resolution shall become effective upon its adoption in accordance with the law.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this  
6<sup>th</sup> day of March, 2007. This resolution shall become effective ten (10) days after the  
date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective  
only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.  
Thomas Goldstein

